

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Elkin Diaz  
Project Engineer  
Office Ph. (954) 828-5123  
Office Fx: (954) 828-5275  
Email: [elkind@cityfort.com](mailto:elkind@cityfort.com)

**Project Name:** Boywic Farms, Ltd./Boywic Farms

**Case #:** 4 ZR 03

**Date:** May 27, 2003

**Comments:**

1. Engineer of record shall apply for the applicable general or surface water management license from Broward County Department of Environmental Protection (BCDPEP). Submit this license with signed and sealed drainage calculations and surface water management design with owner's application for a Building Permit. The documents shall be in compliance with County Chapter 27 and South Florida Water Management District's (SFWMD) criteria, as applicable.
2. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
3. Engineer shall prepare sufficient cross-sectional views through all property lines of site for Engineering staff to verify that this development will not adversely impact adjacent property or rights-of-way.
4. The survey provided lacks topographic information. Please submit a current topographic survey with the engineer's paving, grading, and drainage plans prior to requesting final DRC authorization (sign off).
5. Accessible ramps shall be revised to include the truncated dome detectable warning systems in compliance with the most current ADA guidelines or standards.
6. Please provide 22' of inbound/outbound stacking area at the connection point of South Drive with right-of-way line per ULDR Section 47-20.5 (C) 6. Remove or relocate the proposed parking spaces, or submit an alternate request as provided for in Section 47-20, if desired.
7. It is not clear whether the entry from the I-595 access road into this site on the south side is one-way, although it appears that it must be. Please clarify this

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

aspect of the access and striping and signs as required on a pavement marking and signage plan (or on P,G, and D plan) to ensure acceptable circulation.

8. Dimension the drive aisle serving the angled parking spaces, and indicate the inclination of the parking (at what angle are these spaces installed). Section 47-20.11 provides acceptable drive aisle, parking space depths, etc. Please ensure the dimensions and angles are in conformance with Code.
9. Dimension both access openings to public rights of way. Provide a minimum of twenty (20) feet for each two directional access, fifteen (15) feet for one way.
10. Clearly indicate all curb radii for internal and external curb openings.
11. The connecting drive aisle from the building site to the north parking lot provides acceptable clearance on the west side from the proposed curbing (2.5 feet). A 0.5-foot clearance is all that's provided on the east side. This shall be a minimum of 2.5 feet to adequately protect vehicles and pedestrians walking between sites.
12. A sidewalk or continuous, safe, and accessible path should be provided for pedestrians to traverse from the north lot to the proposed building.
13. Show proposed angle parking stall dimensions per ULDR Section 47-20.11.
14. A fence motor is shown in the required 24-foot backout area for the spaces immediately adjacent to the south access point. The pavement area should be expanded for back out and the fencing conflicts with stacking requirements as mentioned in a previous comment.
15. No water and sewer plans were provided to engineering staff for review. This site is in an unsewered area of the City. However, the City's WW2011 program proposes sewer to be installed for this area by late 2005 or year 2006. Please contact WW2011 program to inquire how soon this septic system can be converted to City sewer at 522-2604. Final plans shall address service for wastewater more clearly.
16. The City currently owns and maintains an 8" water main extending south from N.E. 33 Street one property east of this site, and a 4" water main extends east on the access road for a portion of this site's length. The owner shall extend a new 8" WM from the 4" connection at the sites southwest corner to the existing 8" WM east of this site, including engineering, construction, and certification via an Engineering Permit from the Engineering One Stop office.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

Detailed plans and specifications shall include the City's standard water detail sheet (available on line).

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Boywic Farms, Ltd./Boywic Farms

**Case #:** 4 ZR 03

**Date:** May 27, 2003

**Comments:**

1. No comments.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project Name:** Boywic Farms, Ltd./Boywic Farms

**Case #:** 4 ZR 03

**Date:** May 27, 2003

**Comments:**

1. No apparent interference will result from this plan at this time.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Boywic Farms, Ltd./Boywic Farms

**Case #:** 4 ZR 03

**Date:** May 27, 2003

**Comments:**

1. Minimum 2 ½' wide buffer required where a vehicular use area adjoins an abutting property. Provide dimensions on site plan if required.
2. Provide standard calculation list (available upon request) to verify that all site Landscape Code for Vehicular Use area requirements are met.
3. All Tree Preservation Ordinance requirements apply. Removal of any "speciman" trees requires "equivalent replacement" by cash value only paid to the Tree Canopy Trust Fund. "Equivalent replacement" for removed trees to be above minimum site Code requirements. The only trees, which do not require a permit, are the Australian Pines, Melaleucas and Brazilian Peppers. Verify that the trees to remain have sufficient pervious area to prevent damage to the root systems. Any desirable trees that would be considered good candidates for relocation should be relocated.
4. Where a fence is adjacent to a street, continuous planting is required on the street side of the fence, to include "1 tree per 20 feet
5. Make sure there are no conflict between proposed planting and the canopy of existing trees. Some of the palms may be too close.
6. Indicate any utilities that would affect proposed planting, such as overhead power lines, on the Landscape Plan. If applicable, lines should be placed underground.

Signoff plans to contain the name, and be sealed by the Landscape Architect who prepared the plan.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Planning

**Member:** Don Morris  
954-828-5265

**Project Name:** Boywic Farms, Ltd./Boywic Farms

**Case #:** 4 ZR 03

**Date:** May 27, 2003

**Project Description:**

Rezone from Residential Single-Family/Low Medium Density District (RS-8) to Community Business District (CB) to allow for the construction of a commercial parking lot. This proposal requires Planning and Zoning Board and City Commission review.

**Comments:**

1. It is strongly recommended that these plans be presented to representatives of the Edgewood Neighborhood Association.
2. A separate application (rezoning with site plan/flex allocation) will be required for Planning and Zoning Board review after initial DRC review and preliminary (Pre-PZ) sign-off.
3. A rezone to Exclusive Use (XP) for a parking lot may be more appropriate and less intrusive to the residential uses located to the north. Consider amending the application to request a rezone to Exclusive Use (XP) for a parking lot.
4. The proposed rezoning requires allocation of commercial flex acreage. This property is located in Flexibility Zone 56, which has sufficient flex acreage available for this allocation.
5. Provide a narrative outlining how the rezoning meets the criteria for rezoning (Section 47-24.4.D. 1-3).
6. Since this proposal is within 100 feet of a residential property it must comply with the Neighborhood Compatibility Requirements stipulated in Section 47-25.3.
7. Provide a text narrative that includes information on the following:
  - a. How this proposal complies (point-by-point) with criteria stipulated in the Adequacy Requirements of Section 47-25.2.
  - b. The current use of the principal building.
  - c. The hours that the proposed parking lot will be in use.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

8. Provide a table indicating the required and all proposed setbacks for the parking lot, proposed wall and proposed drive, as well as VUA landscaping percentages. This table is to be indicated on the site plan as a part of the site data information area.
9. The proposed parking lot and all private drives shall comply with engineering standards (47-20.5 (B)).
10. Provide a five (5) foot wide public sidewalk along SW 33<sup>rd</sup> Court.
11. Show adjacent structures and uses on the site plan.
12. Improvements in the public right-of-way shall adhere to engineering standards.
13. The proposed wall along SW 33<sup>rd</sup> Court must setback an average of three (3) from the property line (Section 47-19.5).
14. A ten (10) foot landscape buffer is required where this parcel abuts residentially zoned property (Section 25.3.A.3.d.i). The current design does not provide for this buffer.
15. Verify with zoning representative that the proposed parking lot complies with 47-20, Parking and Loading Requirements.
16. Landscaping shall conform to Section 47-21. Discuss landscape improvements, tree replacement and relocation, and street tree spacing with landscaping representative.
17. Provide a copy of the most current plat and amendments for the proposed site.
18. Response to all comments must be provided within 90 calendar days or the project may be subject to additional DRC review.
19. Additional comments may be forthcoming.



**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Police

**Member:** Det. Gary J. Gorman  
954-828-6421

**Project Name:** Boywic Farms, Ltd./Boywic Farms

**Case #:** 4 ZR 03

**Date:** May 27, 2003

**Comments:**

1. Will the re-zoning of this property have any affect on emergency services provided in this area?
2. Please submit comments in writing prior to DRC sign-off.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Boywic Farms, Ltd./Boywic Farms

**Case #:** 4 ZR 03

**Date:** May 27, 2003

**Comments:**

1. Discuss site circulation with the Engineering representative.
2. The minimum setback requirement for a site wall is three feet from the property line when abutting a street pursuant to section 47-19.5.
3. Neighborhood compatibility requirements of section 47-25.3 apply to the proposed development project. Provide a narrative point by point outlining how the proposed project complies.
4. Buffer yard requirements of section 47-25.3.A.3.d.i & ii apply to this development site.
5. Additional comments may be discussed at the DRC meeting.